

WARRANTY DEED  
Joint Tenancy

69-2-181

**Know all Men by these Presents,** # 244

63-95

**That**CYNTHIA B. HOGAN of South Euclid, County of Cuyahoga and State of Ohio  
JEFFREY S. BEEH of Waterville, County of Kennebec, State of Maine

604124

in consideration of ONE DOLLAR and other valuable considerations

TRANSFER  
TAX  
PAIDpaid by Patrick N. Nesbitt and Michelle A. Nesbitt  
of Winslow, County of Kennebec, State of Maine

whose mailing address is RFD #2 - Box 1150 - Augusta Road, Winslow, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

Patrick N. Nesbitt and Michelle A. Nesbitt

as joint tenants and not as tenants in common, their heirs and assigns forever,

Two certain lots or parcels of land situated in ~~Waterville~~, County of Kennebec and State of Maine, bounded and described as follows; to wit:

**PARCEL ONE:** Starting at a point in the Easterly line of Central Avenue, where the Southerly line of Park Avenue, extended in a straight line would intersect said Easterly line of Central Avenue, said point being also three hundred and forty-three (343) feet Northerly of the intersection of the Northerly line of Walnut Street with the Easterly line of Central Avenue; Thence to the South along the Easterly line of Central Avenue a distance of fifty-seven point five (57.5) feet to a point; Thence at right angles, to the East a distance of one hundred (100) feet; thence at right angles to the North a distance of fifty-seven point five (57.5) feet; Thence at right angles to the west a distance of one hundred (100) feet to the point of beginning.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

1. No Building other than a private dwelling house for not over two-family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises.
2. No part of any building shall be placed nearer than twenty (20) feet from the line of any street, provided, however, that porticoes projecting not over three feet, steps and windows are to be allowed on said reserved space.
3. No double-decked porches may be built on any house.
4. Said dwelling house and garage shall cost not less than seventy-five hundred (\$7,500.00) dollars.
5. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street.
6. No animals of any kind shall be kept on the premises excepting, however, household pets.
7. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

**PARCEL TWO:** Beginning in the Easterly line of Central Avenue at the Northwestern corner of a lot of land conveyed to John G. Beeh and Susie M. Beeh by Lewis Rosenthal; Thence Northerly in the Easterly line of Central Avenue fourteen and eighty-eight one hundredths (14.88) feet to an iron pin driven in the ground; Thence Easterly about one hundred (100) feet to an iron pin marking the Northeast corner of the lot of land conveyed by Rosenthal to Beehs; Thence Westerly in the North line of said lot of land one hundred (100) feet to the point of beginning. Being a triangular piece of land fourteen and eighty-eight one hundredths (14.88) feet on Central Avenue and one hundred (100) feet back.

Meaning and intending to convey the premises described in a deed recorded in the Kennebec County Registry of Deeds at Book 2274, Page 356.

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**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Patrick N. Nesbitt and Michelle A. Nesbitt

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

**And** <sup>we</sup> do ~~renn~~ant with the said Grantees, their heirs and assigns, that <sup>we are</sup> lawfully seized in fee of the premises, that they are free of all encumbrances

that <sup>we</sup> have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that <sup>we</sup> and <sup>our</sup> heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,** the said Cynthia B. Hogan

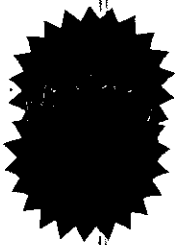
and Jeffrey S. Beeh

~~husband/wife of the said~~ ~~xxxxxx~~ ~~Cynthia B. Hogan~~

joining in this deed as Grantor<sup>s</sup>, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hand and seal this day of the month of , A.D. 1989 .

Signed, Sealed and Delivered in presence of

Sondra Newman ..... 2/14/89  
Cynthia B. Hogan  
all set .....  
Jeffrey S. Beeh  
Susan Cassidy .....  
witness to Jeffrey S. Beeh  
.....  
.....  
.....



L-8072  
Ohio  
State of ~~Ohio~~, County of Cuya ss. February 14, 1989 .

Then personally appeared the above named Cynthia B. Hogan

and acknowledged the foregoing instrument to be her free act and deed.

Before me, *Cynthia M. Lansky*  
Notary Public  
CYNTHIA M. LANSKY Attorney at Law  
Notary Public - State of Ohio, Cuya. Cty.  
My Commission Expires Oct. 18, 1993  
Printed Name, .....



RECEIVED KENNEBEC SS.  
1989 FEB 28 PM 12:16  
ATTEST: *James B. ...*  
REGISTER OF DEEDS